

Boeing Realty Corporation  
4060 Lakewood Blvd., 6th Floor  
Long Beach, CA 90808-1700  
Telephone: (562) 627-3200  
FAX: (562) 627-3109

December 28, 1998  
BRC-SMS-363  
Transmitted Via Facsimile

*Stavale*  
*RUS*  
*SMS*

Ms. Lorri Beasley  
Senior Commercial Escrow Officer  
Chicago Title Company  
16969 Von Karman  
Irvine, California 92714



RE: Vestar Development Company/  
Boeing Realty Corporation Land Sale Transaction  
Escrow No. 732-6026-M19

Dear Lorri:

Provided that the subject transaction is closed pursuant to the provisions of the referenced escrow, this letter shall serve as your authorization to disburse to The Seeley Company ("Seeley") from Boeing Realty Corporation's ("BRC") sale proceeds a sales commission based upon the first paragraph of section one of the enclosed Sales Commission Agreement by and between Seeley and BRC (formerly McDonnell Douglas Realty Company). Based upon a sale price of \$12,081,761.00 for the subject land and a base sale commission equal to one and one-half percent (1½%) of the purchase price, Seeley appears to be entitled to a commission of \$181,226.42. Please confirm the foregoing calculation prior to closing.

Please contact Mr. William M. Bauman, Vice President of The Seeley Company, 444 South Flower Street, Suite 2800, Los Angeles, CA 90071 at (213) 532-3252 to determine Seeley's preferred method of payment (without additional cost to BRC).

In the event you have any questions concerning this matter, please contact the undersigned at (562) 627-3014.

Very truly yours,

S. Mario Stavale  
Manager, Real Estate

cc: William M. Bauman – The Seeley Company  
Jeff Axtell – Vestar Development Company